

T.M. #3-31-5.00-84.00 + 85.05

"PINE COVE" SUBDIVISION  
P.B. 13-79

CURVE DATA

R = 65.00'  
Δ = 89°46'24"  
A = 101.84'  
CD = 91.74'  
Brq. = S 80°23'50" E

LOT 9 "PINE COVE"  
15,915 Sq. Ft. +/-  
0.365 Acres +/-  
D.B. 1669-35  
T.M. 3-31-5.00-85.05

NF  
SDS LIMITED LIABILITY COMPANY  
D.B. 2848-147.00  
T.M. 3-31-5.00-83.00

MILFORD STREET N/F  
D.B. 2392-1  
T.M. 3-31-5.00-82.00

14,155 Sq. Ft. +/-  
0.325 Acres +/-  
D.B. 597-682  
T.M. 3-31-5.00-84.00

MIDDLEFORD ROAD - SCR 535  
(60' RM)  
P.O.B.

- PIPE (FD)
- CONC. MON. (FD)
- ▲ REBAR (FD)
- ⊞ DRILL HOLE (SET)
- POINT
- ◆ UTILITY POLE
- ★ LIGHT POLE
- ◇ WELL

OVERHEAD UTILITIES

SEE PLOT BOOK 13 PAGE 79 FOR EASEMENT  
RESERVATIONS. THIS SURVEY AND PLAT DOES NOT  
VERIFY THE EXISTENCE OR NON-EXISTENCE OF  
RIGHTS-OF-WAY OR EASEMENTS CROSSING THIS  
PROPERTY OTHER THAN THOSE SHOWN.  
NO TITLE SEARCH PROVIDED OR STIPULATED.

I, STEPHEN M. SELLERS REGISTERED AS A PROFESSIONAL  
LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY  
STATE THAT THE INFORMATION SHOWN ON THIS PLAN  
HAS BEEN PREPARED UNDER MY SUPERVISION AND  
MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED  
BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL  
LAND SURVEYORS. ANY CHANGES TO THE PROPERTY  
CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY  
CORNERS AFTER THE DATE SHOWN HEREON SHALL  
NECESSITATE A NEW REVIEW AND CERTIFICATION FOR  
ANY OFFICIAL OR LEGAL USE.

STEPHEN M. SELLERS PLS 566 DATE 7/19/18  
SURVEY CLASS: SUBURBAN

## BOUNDARY SURVEY PLAN FOR SEAFORD NYLON EMPLOYEES COUNCIL

MIDDLEFORD ROAD, SEAFORD, DE. 19973  
SEAFORD HUNDRED SUSSEX COUNTY  
STATE OF DELAWARE  
SCALE 1" = 50' JULY 19, 2018

PREPARED BY:

**MILNER**  
**LEWIS, INC.** LAND SURVEYING

PH: 302-629-9895  
FAX: 302-629-2391

1560 MIDDLEFORD RD.

• SEAFORD, DE. 19973

October 9, 2018

**Miller-Lewis, Inc. Land Surveying**  
1560 Middleford Road Seaford DE 19973

**LEGAL DESCRIPTION FOR  
SEAFORD NYLON EMPLOYEES COUNCIL  
TM# 331-5.00-84.00 & 85.05**

All that certain piece, parcel and tract of land being tax parcel 84.00 and lot 9 of Pine Cove subdivision tax parcel 85.05 situate in Seaford Hundred, Sussex County and State of Delaware, as designated on a survey plat prepared by Miller-Lewis, Inc., dated July 19, 2018, and more particularly described, as follows to wit:

**T.M. 331-5.00 PARCEL 84.00**

BEGINNING at a pipe found on the northwesterly right-of-way line of Middleford Road (60'R/W) (SCR 535), said point being a common corner for this parcel and lands now or formerly of SDS Limited Liability Company (T.M. 331-5.00-83.00) said point being 1330' +/- southwest of Route 13; thence with said right-of-way line South 54°-31'-15" West a distance of 119.64 feet to a drill hole set a common corner for this parcel and land now or formerly of Milford Street Associates, Inc. (T.M. 331-5.00-82.00); thence turning and leaving said right-of-way line and in part with said Milford Street Associates, Inc. lands North 34°-26'-04" West a distance of 119.73 feet to a point a common corner for this parcel and lot 9 of Pine Cove subdivision; thence turning and with said lot 9 North 54°-34'-31" East a distance of 116.95 feet to a concrete monument found a common corner for this parcel and said SDS Limited Liability Company lands; thence turning and with said SDS Limited Liability Company lands South 35°-43'-25" East a distance of 119.60 feet home to the point and place of beginning said to contain 14,155 square feet of land, be the same more or less.

**T.M. 331-5.00 PARCEL 85.05**

COMMENCING at a drill hole set on the northwesterly right-of-way line of Middleford Road (60'R/W) (SCR 535), said point being a common corner for lands of Seaford Nylon Employees Council (T.M. 331-5.00-84.00) and lands now or formerly of Milford Street Associates, Inc. (T.M. 331-5.00-82.00); thence with said line between said Seaford Nylon Employees Council lands and in part with Milford Street Associates, Inc. lands North 34°-26'-04" West a distance of 119.73 feet to the point and place of beginning for lot 9 of Pine Cove subdivision a common corner for lot 9 and said Seaford Nylon Employees Council lands; thence continuing with said Milford Street Associates, Inc. lands North 34°-26'-04" West a distance of 130.02 feet to a pipe found a common corner for this lot and said Milford Street Associates, Inc. lands; thence turning and continuing with said Milford Street Associates, Inc. lands North 54°-32'-22" East a distance of 114.28 feet to a concrete monument found on the westerly right-of-way line of Pine Cove Drive (50' R/W) a common corner for this lot and said Milford Street Associates, Inc. lands; thence turning and with said right-of-way line South 35°-26'-34" East a distance of 65.17 feet to

a rebar found; thence continuing with said right-of-way line and a curve to the left having a radius of 65.00 feet, the central angle being  $89^{\circ}-46'24''$ , the arc distance being 101.84 feet the chord bearing South  $80^{\circ}-23'-50''$  East a distance of 91.74 feet to a pipe found in the line of lands now or formerly of SDS Limited Liability Company (T.M. 331-5.00-83.00) a common corner for this lot and said SDS Limited Liability Company lands; thence turning and with said SDS Limited Liability Company and said Seaford Nylon Employees Council lands South  $54^{\circ}-34'-31''$  West a distance of 181.39 feet home to the point and place of beginning said to contain 15,915 square feet of land, be the same more or less.